IMPLEMENTATION PROCESS

5

IMPLEMENTATION PROCESS

5.1 Purpose

This chapter specifies procedures, roles, and responsibilities of relevant entities in implementing landscape improvements in the Iron Horse Corridor.

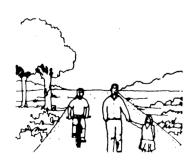
Corridor improvements will take place over many years and be undertaken by various public and private entities throughout Central Contra Costa County. Contra Costa County Public Works Department will serve a coordinating role in approving landscape improvements and in disbursing information to the community on corridor issues. The roles and procedures in Sections 5.3 and 5.4 specify how cities, agencies, and the community should propose and implement corridor improvements consistent with the guidelines in this document.

5.2 Definitions, Conditions and Exceptions

The following terms used in Sections 5.3 and 5.4 are defined here:

Project: A landscape improvement for a portion of the corridor which may include one or more of these elements: plants, trees, seating, drinking fountains, trash cans, signs, or other amenities for appropriate corridor use as permitted by the County and East Bay Regional Park District.

Project Application: The site plan or sketch (including site location), description, and specifications of all elements and materials to be constructed/installed as submitted to the County for approval.



DEFINITIONS

Project Applicant: The private or public entity that assumes lead responsibility for submitting a project application to the County.

Design Review: The County's administrative process of evaluating the project's consistency with the guidelines set forth in this document.

Section 5.3 addresses only the design review, design development, and construction oversight functions of the agencies and entities involved with landscape improvements in the Iron Horse Corridor. It does not address responsibilities regarding maintenance and funding of corridor improvements.

Section 5.4 outlines the steps the County may use in reviewing small landscape project proposals from individuals, groups, or public agencies. The procedures apply only to above-ground landscape and site amenity improvements. These procedures do not supersede existing utility easements, license agreements, leases, or maintenance agreements to which the County is party.

Section 5.5 outlines steps the County may use to evaluate and approve large project applications.

5.3 Roles and Responsibilities

A. County Public Works Department

Public Works shall review and process applications by public and private entities that want to implement landscape improvements. Public Works shall manage the design review process to assure that project applications are consistent with the guidelines set forth in this document and with any encumbrances on the right-of-way in the vicinity of the proposed project. Public Works shall be the agency to grant permits and provide construction inspection.

B. County Redevelopment Agency

The Redevelopment Agency shall review and comment on landscape design proposals for improvements on the corridor within the portion purchased with redevelopment funds which is from Monument Boulevard to Walden Road.

AGENCY ROLES

C. East Bay Regional Park District

The District has principal responsibility for construction and maintenance of the 20-foot license agreement area including the trail and shoulders. The District shall review and comment on design proposals that are within its jurisdiction. The District may require design changes if the proposed design affects maintenance and use of its facilities.

D. Right-of-Way Easement Holders, Licensees, and Leases

Easement holders in the right-of-way shall have an opportunity to review and comment on design applications as they affect the maintenance of their facilities. They may request design changes if the proposed design affects the maintenance or use of their facilities.

E. Cities and Special Districts

Cities and special districts shall conduct and be responsible for environmental review as appropriate for projects within their jurisdiction.

F. Community Organizations, Neighborhood Associations, Businesses and Individuals

Private entities, such as community groups and non-profit associations, and individuals are encouraged to sponsor landscape improvements. These entities and individuals should consult this document when preparing conceptual designs. When such entities initiate the application process, they should seek the support of the local city jurisdiction, if any. Private entities that want to sponsor improvements in unincorporated areas can act as the project applicant.

G. Iron Horse Corridor Advisory Committee

The Committee will serve in an advisory capacity to the County. The Committee may comment on project applications in cases where the application is not consistent with corridor design goals of this document.

PROJECT APPLICATIONS | 5.4 Steps for Processing Small Project Applications

An individual or group may do a small planting project within the right-of-way with conditional permission from the County Public Works Department. A small project is defined as:

- A) A project consisting of annuals or approved perennials which can generally be planted anywhere within the right-of-way. If plantings fall within existing easement lease or license areas, or within the future transit corridor, such plantings will be considered temporary and secondary to the existing easement, lease and license holders in the future transit corridor.
- B) A project consisting of no more than 10 trees or large shrubs within a single location, which can be conditionally planted within the right-of-way where they will not interfere with the existing easements, lease and license holders within the right-of-way or with the future transit corridor.

Criteria and Conditions for Evaluating Small Project Applications

The County may apply one or more of these criteria and conditions:

- A) Plantings must be consistent with the Management Program for the right-of-way.
- B) The applicant must assure maintenance of plantings including watering.
- C) The rights of the existing easement and lease holders and licensees will be protected.
- D) Proposals of planting shall include a site map or sketch showing the location of the trees, a list of plants and a description of how the plantings will be maintained.
- E) Plantings of annuals or perennials will require a fee. The applicant will be required to assure maintenance of the plantings. The applicant will be made aware of the rights of the existing easement, lease and license holders in the vicinity of their proposed plantings.
- F) Plantings of large trees and shrubs (up to ten) will require a fee. The Public Works Department will review the proposal to ensure that placement of the shrubs and/or trees are consistent with the guidelines and criteria of the landscaping program and with the requirements of the existing easement, lease and license holders. The

PROJECT APPLICATIONS

applicant shall contact property owners that may be impacted by the proposed planting, i.e. with regard to view, overhanging of limbs or impacts of root systems. The applicant will be required to assure maintenance of the trees until established.

G) Improperly maintained and non-permitted plantings will be removed during regular maintenance of the right-of-way.

5.5 Steps for Processing Large Project Applications

The sequence of steps below outline the process of preparing and submitting large project applications. Large project applications are any landscape projects greater in scope than those defined as a Small Project in the previous Section 5.4.

The following steps will be used:

- A) Prior to submitting an application, the applicant may consult the County to identify possible design constraints. The County may recommend the applicant consult easement holders or licensees in the right-of-way, to identify other potential design constraints. If the proposed project falls within the area licensed by the East Bay Regional Park District for the Iron Horse Trail, the applicant will be required to obtain an encroachment permit from the Park District.
- B) Applicant prepares a design and conducts environmental review within its jurisdiction.
- C) Applicant submits project to County and County reviews application to determine consistency with criteria identified in Section 5.5 below.
- D) County provides application to appropriate right-of-way users for review and comment.
- E) County may approve project or request design changes.
- F) County grants permit and performs construction inspection, subject to appropriate inspection and review fees.

ADVISORY COMMITTEE ROLE

Criteria for Evaluating Large Project Applications

The County may use one or more of the criteria below to evaluate project applications. The extent to which these criteria are achieved and the extent to which modifications are necessary will be the discretion of the County:

- A) The project is consistent with and or advances the goals and guidelines in Chapter 4 of this document.
- B) The project is consistent with the guidelines and plant palette in Chapter 5 of this document.
- C) The project has a guaranteed maintenance agreement and irrigation source.
- D) The project does not violate the agreements of affected right-of-way easement holders or licensees.
- E) The project has local support.

5.6 Role of the Iron Horse Corridor Advisory Committee

The Advisory Committee will meet regularly to monitor the Management Program. The County shall provide support for the Iron Horse Corridor Advisory Committee. The potential functions of the Committee include:

- Provide design review of project applications which may not be consistent with the design goals of this document.
- Conduct annual reviews of how effectively the broad vision of the Management Program is being realized in the County.
- Provide input on priorities for County-initiated projects or grant applications.
- Receive information from the County on corridor issues which should be disseminated to the communities represented on the Committee.
- Assist in applying for funding grants.
- Serve as a liaison to local jurisdictions and to the general community on Iron Horse Corridor issues.
- Review and revise the Management Program annually.

CURRENT INITIATIVES | 5.7 Current Initiatives

Pleasant Hill BART Station Area

There are several projects currently proposed in the corridor. County staff will work with the project sponsors to ensure that the projects are consistent with the Management Program for the Southern Pacific Right-of-Way. In October, 1998, the Contra Costa County Board of Supervisors adopted an Amendment to the Pleasant Hill BART Station Area Specific Plan. Included in the Amendment was a provision for developing "greenspace" use on the Iron Horse Corridor, from Jones Road and Treat Boulevard to the south and north, to the Coggins Drive turn. The Utility/Open Space Corridor land use description provides the following: the Utility/Open Space Corridor use of Areas 6 and 13 that are at or above grade shall be limited to the Iron Horse Trail (and pathways connecting to the Trail), permanently landscaped open space and a possible future transit facility. The following policies and objectives from the Specific Plan further address public open spaces in the vicinity of the Iron Horse Corridor.

Urban Design - Objective #4

The Specific Plan states: "Provide for a network of public open spaces, both informal park-like areas and urban plaza-like spaces, so as to both promote a unified sense of development and provide for the open space amenity needs of Station Area employees, BART riders, and local residents."

Public Spaces - Policy #3

The County will initiate development of a management program for green open space in the Station Area. It will map the use and character of the Utility/Open Space corridors; Subareas 6, 13 and 16; and other landscaped pedestrian ways in the Station Area. For Subareas 6, 13, and 16, the management program will illustrate how pedestrian and bicycle paths of the Iron Horse Trail will be safely accommodated with the possible future transit and associated facilities. Conflicts among uses shall be minimized.

The Development of the Greenspace use is a programmed activity of the Contra Costa County Redevelopment Agency. The Board of Supervisors, in adopting the Pleasant Hill

CURRENT INITIATIVES

BART Station Area Specific Plan, identified the Greenspace Program as a model for future activity in the Iron Horse Corridor. Present and future revenues of the Redevelopment Agency, Park Dedication funds, and other funds are to be used to create a respite from the higher density employment and residential uses to the east and west. The Greenspace acts as a visual and physical respite from daily activity. The Greenspace will incorporate landscape elements consistent with the Corridor Management Program and the Iron Horse Trail overcrossing of Treat Boulevard will be subject to a Community Planning and Design program in which residents, employees, and property owners will be actively involved.

Capital financing for the Greenspace use will likely include Redevelopment Agency funds, Park Dedication funds, and other federal/state and local funding such as those identified in the *Finance Element*. Private donations have also been pledged. Funding for maintenance has yet to be identified and is a major challenge. Local property owners benefiting from the Greenspace will likely be approached to participate in an expanded Landscape and Lighting District or similar long term maintenance funding source.

City of Concord

The City of Concord has a plan to landscape Monument Boulevard that will include landscaping at the Iron Horse Corridor crossing at Monument Boulevard.

Town of Danville

The Town of Danville has proposed projects to landscape portions of the corridor at the new shopping center development and at the Sycamore Valley Road park and ride facility.

City of San Ramon

The City of San Ramon has conditioned several development projects to include a variety of improvements within the corridor. Included to date are, Ponderosa Villages - a housing project, All Aboard - a storage facility, Speeker Properties a commercial retail center, and Bishop Ranch 3 and 15 - a business park. San Ramon will continue to implement cooperative methods in Iron Horse Improvements.